

Barbers

Alderbrook, School Lane, Marbury, SY13 4LH

Helping *you* move





Situated in the charming Cheshire village of Marbury, this semi-detached home offers a practical layout with an entrance area and downstairs WC, a spacious lounge with log burner open to the dining room, a separate kitchen and utility, four bedrooms including three doubles with built-in storage to two, a modern bathroom with walk-in shower, and a rear garden along with garage space and off-road parking to the front.

- **Semi Detached Four Bedroom House**
- **Lovely Village Location**
- **Spacious Lounge With A Log Burner**
- **Dining Room With Garden Access**
- **Functional Kitchen With A Separate Utility Room**
- **Well Appointed Family Bathroom**
- **Front and Rear Garden, Garage Space**
- **EPC tbc, Council Tax Band D**



Set in the lovely Cheshire village of Marbury, this semi-detached home offers generous living space, a practical layout and a peaceful setting backing onto open fields. You enter into a useful front entrance area, ideal for coats, boots and everyday storage, with the added convenience of a downstairs WC. From here, the property opens into a spacious lounge featuring an integrated log burner, creating a cosy focal point. Open to the lounge is a bright dining room with patio doors leading directly out to the rear garden. Off the dining room sits a separate kitchen along with a utility room, providing excellent additional storage and





workspace. Upstairs, there are three good-sized double bedrooms and a further single bedroom, with built-in storage to two of the rooms. The modern family bathroom includes a walk-in shower, bath and underfloor heating. Outside, there is a rear garden, along with garage space to the front of the property and off-road parking.



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## **LOCATION**

The picturesque village of Marbury is surrounded by idyllic meadows and meres with great walking, cycling, fishing and bird watching spots. The village also has a historic 15th Century hill top church (St. Michaels) and a recently renovated country pub. The busy market town of Whitchurch is only 3 miles away and benefits from a variety of eateries, local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury offers primary schooling and doctors surgery.

## **TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## **SERVICES**

We are advised that mains water, drainage and electricity are available. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## **PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## **DIRECTIONS**

From Whitchurch proceed along Claypit Street/Alport Road, continue on towards Marbury for approximately 2 miles. Upon reaching the Swan Inn continue on and School Lane will be found on the right hand side. Proceed along School Lane until you reach a right hand turn after the Old School House and the property can be found at the end of the road to the left.

## **LOCAL AUTHORITY**

Council tax band D. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **METHOD OF SALE**

For sale by Private Treaty.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH39660 18226

**LOUNGE**  
18' 8" x 15' 3" (5.69m x 4.65m) max

**BEDROOM FOUR**  
9' 1" x 8' 0" (2.77m x 2.44m) max

**KITCHEN**  
10' 8" x 8' 3" (3.25m x 2.51m)

**BATHROOM**  
9' 5" x 7' 6" (2.87m x 2.29m)

**UTILITY ROOM**  
10' 7" x 8' 3" (3.23m x 2.51m)

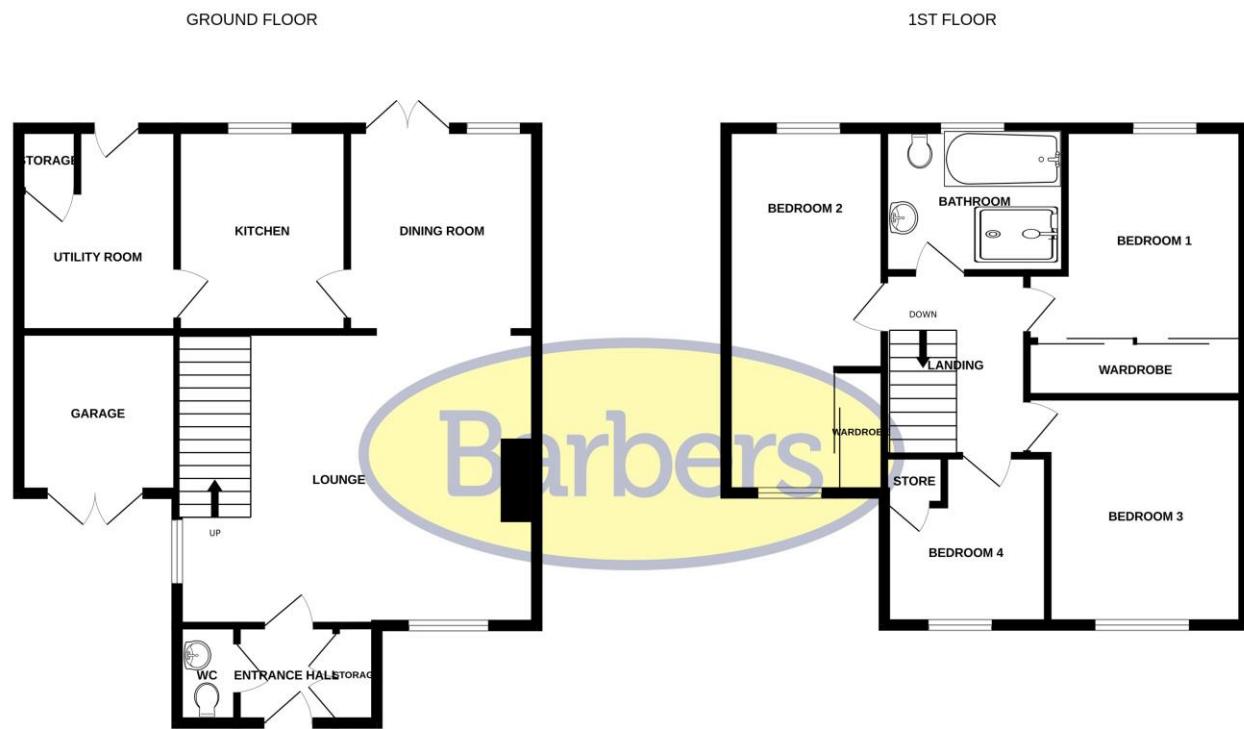
**GARAGE**  
8' 4" x 8' 4" (2.54m x 2.54m)

**DINING ROOM**  
10' 8" x 9' 8" (3.25m x 2.95m)

**BEDROOM ONE**  
12' 1" x 11' 8" (3.68m x 3.56m) max

**BEDROOM TWO**  
18' 7" x 8' 2" (5.66m x 2.49m)

**BEDROOM THREE**  
12' 7" x 10' 3" (3.84m x 3.12m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**WHITCHURCH**  
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